

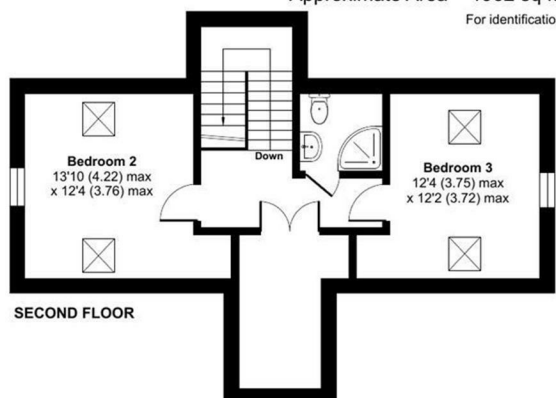
FOR SALE

Halls 1845

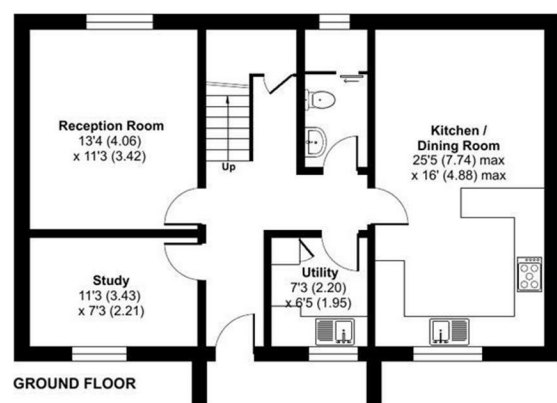
1b Newport Road, Eccleshall, Staffordshire, ST21 6BG



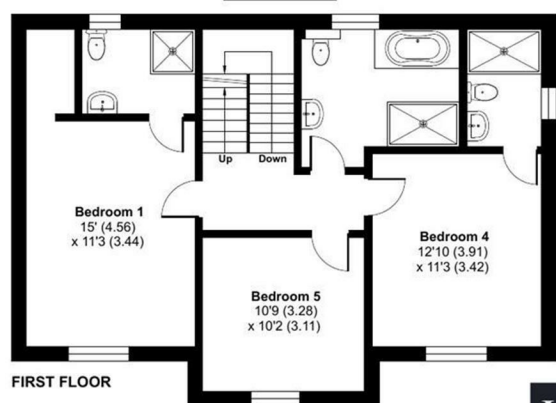
Approximate Area = 1962 sq ft / 182.2 sq m
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Halls 1845

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Halls. REF: 1453670



FOR SALE

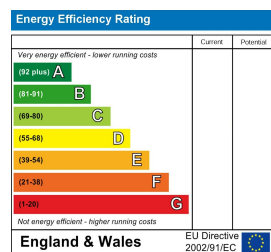
Offers in the region of £500,000

1b Newport Road, Eccleshall, Staffordshire, ST21 6BG

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An exclusive opportunity to purchase a newly built four-bedroom luxury home in the heart of Eccleshall, forming part of a prestigious development of just two residences. Built by a highly regarded family-run developer with over 40 years' experience, the property combines timeless design with exceptional craftsmanship and modern family living.

Halls 1845

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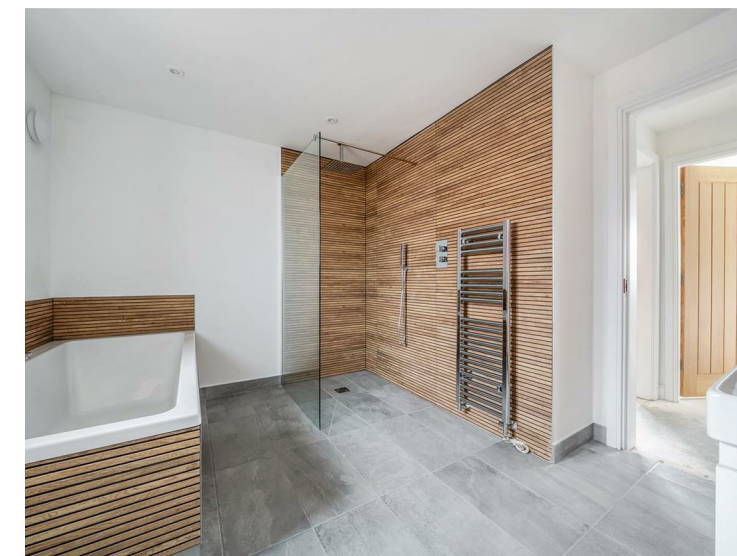
Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@hallsgb.com



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2 Reception
Room/s

5 Bedroom/s

4 Bath/Shower
Room/s

- Substantial Executive Property
- Versatile Accommodation
- Energy Efficient
- Five Bedrooms / Four Bathrooms
- Ground Floor W.C. and Utility Room
- Central Town Location

Designed with modern family living in mind, each home offers generous accommodation finished to an exceptional standard throughout. There are five spacious double bedrooms and four beautifully appointed bathrooms, alongside stylish living spaces that are both practical and elegant. Buyers who reserve early will also have the opportunity to personalise selected finishes, including flooring and wall coverings, creating a home tailored to their own style and taste.

Outside, the property continues to impress with a landscaped rear garden providing a private outdoor retreat, along with two allocated parking spaces to the front.

LOCATION

Ideally positioned just a short walk from Eccleshall High Street, the location offers the perfect balance of village charm and everyday convenience. From independent boutiques and cosy pubs to stylish bars and popular restaurants, everything is close at hand. The village also benefits from an award-winning butcher, doctor's surgery and local library, making it one of Staffordshire's most desirable places to live. Excellent access to the M6 also provides easy connections for commuters, while still offering the peace and charm of village life.

ROOMS

GROUND FLOOR
ENTRANCE HALL

W.C.

LOUNGE

KITCHEN/DINING ROOM

UTILITY ROOM

STUDY

FIRST FLOOR

BEDROOM ONE

EN-SUITE

BEDROOM TWO

EN-SUITE

BEDROOM THREE

BATHROOM

SECOND FLOOR

BEDROOM FOUR

BEDROOM FIVE

SHOWER ROOM

EXTERNAL

LOCAL AUTHORITY

Stafford Council.

COUNCIL TAX BAND

Council Tax Band: TBC

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.